

**MINUTES OF THE COTTONWOOD HEIGHTS CITY  
PLANNING COMMISSION MEETING**

**Wednesday, January 16, 2013  
6:00 p.m.  
Cottonwood Heights City Council Chambers  
1265 East Fort Union Boulevard, Suite 300  
Cottonwood Heights, Utah**

***ATTENDANCE***

**Planning Commission Members:**

Perry Bolyard, Chair  
Paxton Guymon  
James S. Jones  
Ed Ogilvie  
Jeremy D. Lapin, P.E.  
Jennifer Shah

**City Staff:**

Community/Economic Dev. Dir. Brian Berndt  
Planner Larry Gardner  
City Attorney Shane Topham  
Planning Technician Mike Johnson  
Deputy City Recorder Kory Solorio

**Others Present:**

Youth City Council Representative Steven Deng  
Connie Miskit  
Frank Mylar  
Anna Leggett  
Joyce Felt  
Liz Nelson  
Scott Nelson  
McCail Greenwood  
Mark Greenwood  
Rocky Schutjer

**1.0 WELCOME/ACKNOWLEDGEMENTS**

Chair Bolyard called the meeting to order at 6:00 p.m.

**2.0 CITIZEN COMMENTS**

There were no citizen comments.

**3.0 PUBLIC HEARINGS**

- 3.1 (Project #ZMA 13-001) Public comment on a request from Mark Kizerian and the Olene Walker Housing Loan Fund to change the zoning and amend the zoning map from R-1-8 Single-Family Zoning to RO Residential Office Zoning**

**on properties located at 6814 and 6826 South Highland Drive, Cottonwood Heights, Utah, Parcel #22-21-481-009 and 22-21-481-010**

Planner Larry Gardner presented the staff report and stated that the first home is a single-family residence under contract with the applicant. It is owned by the Olene Walker Housing Loan Fund and has had various uses including as an elderly care facility. It was noted that Mark Kizerian and Olene Walker are co-applicants on the zone change request. Mr. Kizerian's intent is to tear down the existing structure and build a small rehabilitative Pilates office that will serve the medical community. Adjacent to the property Mr. Kizerian has under contract is a property owned by Dr. Eric Felt who would like to construct a dental office. The zoning for Dr. Felt's property was changed a few years back and he would like to begin construction on his dental office. Mr. Kizerian and Dr. Felt are working together on a design. Mr. Gardner presented a map to show what the site would look like if the zone change is approved.

Joyce Felt stated that her husband Dr. Eric Felt would like to begin construction of the his dental office within the year and requested that the zone change be granted.

There were no further public comments. The public hearing was closed.

**3.2 (Project #CU 13-003) Public comment on a request from Frank Mylar for conditional use approval to operate a law office located at 2494 East Bengal Blvd.**

Mr. Gardner presented the staff report and stated that the property is owned by Mr. Frank Mylar. The property is shown on the land use and zoning maps as Residential Office. Mr. Gardner showed what the property currently looks like and stated that it complies with all use, area setback, landscaping, parking, and buffering requirements of the RO zone. It also complies with ADA requirements. Staff recommended approval of the request.

Frank Mylar indicated that he purchased the property and updated it completely. He did a full renovation and brought the home and parking area up to code and improved its appearance. His intent is to make the office look similar to the nearby gated community. He has no desire to post a sign and stated that he does not expect much foot traffic. He hopes to improve the community by making the home more attractive.

There was no public comment. The public hearing was closed.

**3.3 (Project #WT 12-003) Public comment on a request from Verizon Wireless to install a new monopole and equipment located in the Metropolitan Water District Yard located at 3430 E. Danish Road**

Community and Economic Development Director Brian Berndt presented the staff report and stated that the property is zoned Public Facilities and is designated on the land use map as Public Facilities. Mr. Berndt displayed a map showing the proposed location of the monopole. Because the site is so isolated the setbacks exceed 500 feet in all directions. Staff recommended approval of the request.

Verizon Wireless Representative Peter Simmons indicated that they originally presented a different location to the Planning Commission but were asked to look for an alternative location. After discussion with staff and the community, the Water District yard was selected. Mr. Simmons indicated that the monopole would not be fenced because it will be located in a secure yard. The monopole and equipment will be standard.

There was no public comment. The public hearing was closed.

#### **4.0     ACTION ITEMS**

##### **4.1     (Project #WT 12-008) Action on a request from Technology Associates to modify and add to existing rooftop AT&T Wireless antenna equipment on the office building located at 7050 South Highland Drive**

***Motion:** Commissioner Guymon moved to approve the request. Commissioner Jones seconded the motion. Vote on motion: Ed Ogilvie-Aye, James S. Jones-Aye, Jeremy Lapin-Aye, Paxton Guyman-Aye, Jennifer Shah-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.*

##### **4.2     (Project #WT 12-009) Action on a request from T-Mobile to install a new monopole and equipment at Butler Middle School located at 7530 South 2700 East**

***Motion:** Commissioner Jones moved to approve the request. Commissioner Ogilvie seconded the motion. Vote on motion: Ed Ogilvie-Aye, James S. Jones-Aye, Paxton Guyman-Aye, Jennifer Shah-Absdain, Jeremy Lapin-Nay, Chair Perry Bolyard-Aye. The motion passed 4-to-1 with one abstention.*

##### **4.3     (Project #WT 12-003) Action on a request from Verizon Wireless to install a new monopole and equipment located in the Metropolitan Water District yard located at 3430 E. Danish Road**

***Motion:** Commissioner Lapin moved to approve the request. Commissioner Shah seconded the motion.*

Commissioner Guyman stated that he was grateful for the effort put in to finding a better location for the monopole.

*Vote on motion: Ed Ogilvie-Aye, James S. Jones-Aye, Jeremy Lapin-Aye, Paxton Guyman-Aye, Jennifer Shah-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.*

##### **4.4     Approval of the December 4, 2012 Minutes**

***Motion:** Commissioner Ogilvie moved to approve the minutes. Commissioner Jones seconded the motion. Vote on Motion: Ed Ogilvie-Aye, James S. Jones-Aye, Jeremy Lapin-Aye, Paxton Guyman-Absdain, Jennifer Shah-Absdain, Chair Perry Bolyard-Aye. The motion passed unanimously with two abstentions.*

#### **4.5 Action to elect a new chair**

**Motion:** *Commissioner Guyman moved to re-elect Commissioner Bolyard as Chair and Commissioner Walker as Vice Chair. Commissioner Jones seconded the motion. Vote on motion: Ed Ogilvie-Aye, James S. Jones-Aye, Jeremy Lapin-Aye, Paxton Guyman-Aye, Jennifer Shah-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.*

#### **5.0 ADJOURNMENT**

**Motion:** *Commissioner Jones moved to adjourn. Commissioner Guymon seconded the motion. Vote on motion: Ed Ogilvie-Aye, James S. Jones-Aye, Jeremy Lapin-Aye, Paxton Guyman-Aye, Jennifer Shah-Aye, Chair Perry Bolyard-Aye. The motion passed unanimously.*

The Planning Commission meeting adjourned at 6:27 p.m.

Minutes approved: 02/06/2013